

MINUTE BOOK XXV, PAGES 127-136
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
NOVEMBER 10, 2016

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, November 10, 2016 at 7:00 p.m. with the Mayor, Teross W. Young, Jr. presiding.

Council Members Present: Judy Jablonski, W. Paul Henkel, James K. Troutman, Paul R. Bryant

Council Members Absent: Sally P. Williams

Staff Present: Justin E. Longino, Interim Manager; Kimberly H. Davis, Town Clerk; Steven H. Shealy, Finance Director; Erika G. Martin, Planning Director; Matthew A. Selves, Police Chief; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, SVL Free News
Jennifer Dandron, Statesville Record & Landmark

MAYOR PRO TEM YOUNG CALLED THE MEETING TO ORDER

ITEM 1. MAYOR YOUNG WELCOMED VISITORS AND GUESTS

ITEM 2. INVOCATION – Delivered by Mr. Jasper Farmer of Troutman

ITEM 3. PLEDGE OF ALLEGIANCE

ITEM 4. ADJUSTMENTS TO THE AGENDA

None

ITEM 5. APPROVAL OF AGENDA

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, agenda for the regular meeting of November 10, 2016 was approved as presented.

INTRODUCTIONS / RECOGNITIONS

ITEM 6. INTRODUCTION OF RUSS ROGERSON, IREDELL COUNTY ECONOMIC DEVELOPMENT,
(Justin Longino, Interim Town Manager)

Mr. Russ Rogerson of Iredell County Economic Development introduced himself by giving a brief history of his 16 years in Economic Development. He stated that in his new position, he will be representing not just Troutman, but the entire county in addressing each community's needs, engaging in one on one marketing with businesses and industries, and inventorying product and buildings. He commented that he will work with Council and staff in establishing his role in the community and put together a plan that works for Troutman. Mr. Rogerson concluded by commenting that Iredell County is a great community and he is looking forward to working with and getting to know everyone.

Mayor Young and Council welcomed Mr. Rogerson to Iredell County.

STANDING REPORTS

ITEM 7. TROUTMAN ESC PARK, (*John Larew, Parks and Recreation Chair*)

Parks and Recreation Committee Chair John Larew, presented the following monthly park report:

- Trails and Treats, held October 31st in the Park was a very successful park event
- Upcoming events:
 - Holiday Craft Show, November 12th, 10am - 4pm
 - Christmas Tree Lighting to be held on December 1st at 6pm
 - Christmas Parade, December 3rd, 11am (along Eastway Drive)
 - Jingle Run 5K, December 4th (will be utilizing part of the greenway)
- Clearing for the Dog Park to soon begin
- Parks and Rec. Committee to consider new member appointments
- Commented on the frequent use of the pavilion and that hopefully Council will approve the Pavilion Use Policy and Fee Schedule that is on the agenda for consideration.

ITEM 8. J. HOYT HAYES MEMORIAL TROUTMAN LIBRARY, (*Rebecca Lopez, Troutman Branch Manager*)

Ms. Rebecca Lopez, Manager of the J. Hoyt Hayes Memorial Troutman Library presented the following monthly library report on new and upcoming programs:

- Teen Volunteer Club
 - Participated in the Trails and Treats event held October 31st
 - Library will host a Thanksgiving Canned Food Drive
 - Collection Box at the library and grocery bags that can be left with neighbors
 - Donated canned goods are due by Friday, 11/18 to be donated to HELP Ministries Food Bank
- Adult Pinterest Craft Club (meet monthly)
 - Recipe swap to be held on Monday, November 21st, at 5:30pm
 - Sign-up is required

Ms. Lopez requested Council's support for a Little Free Library Program - "Take a book, return a book". She stated that it is a national organization with option to register each individual library. Currently, there are 50,000 Little Libraries worldwide; 2 located in Statesville and 3 in Mooresville. Ms. Lopez requested that Council allow a Little Library in ESC Park to be located by front right corner of pavilion; or her second choice by bike rack near parking lot. In researching the web, Ms. Lopez found the website Etsy, where all Little Libraries are handmade and arrive completely assembled. Dimensions are 20" tall, 14" wide, and 12" deep, made of 3/4" solid pine/aspen. The roof is of 5/8" exterior grade plywood, 1/4" shingles, and the door is a sheet of Lexan. It would arrive unfinished and could possibly be painted to match the pavilion. Maintenance of the structure would be by the Town's Parks and Rec. Coordinator and the library will supply the books. In recognition, sponsor names could be listed on the structure. In reference to Ms. Lopez's request of support, she asked Council to consider sharing the cost: \$191.48 for the structure to be paid by the Town, and shipping of \$99.57 to be paid by the Troutman Friends of the Library.

Upon motion by Council member Jablonski, seconded by Council member Henkel, and unanimously carried, request for support of one (1) Little Library to be located in the park was approved.

Ms. Lopez informed Council that Troutman Friends of the Library Board newly elected President is Ms. Maxine Hargus; and the newly elected Vice President is Mr. Steve Rimmer. Ms. Hargus addressed the Council giving a brief professional background stating that she volunteers at both Troutman and Statesville libraries, taught school for 35 years and is currently retired. She commented that she cannot say enough about the Troutman Library and the people who use it.

Mayor Young congratulated Ms. Hargus on her new position as President and expressed appreciation for everyone that works with the library.

COMMENTS FROM VISITORS AND GUESTS

The Public is invited to address the Town Council with comments or concerns. The public comment period is limited to three (3) minutes per individual.

On behalf of the ABC Board, member Steve Cash introduced Ms. Evelyn Walls as the Town of Troutman ABC Store Manager encouraging everyone from the community to visit with her and her staff once the store is operational. He stated that the store structure is going up fast, but the scheduled opening date of December 1st will be missed by one day. Store hours are 9am – 9pm six days a week with the exception of some holidays. Mr. Cash stated that a ribbon cutting will be held (date not given), and a Grand Opening on December 10th, inviting Council members, Town Staff and the community to attend.

Mayor Young thanked Mr. Cash and the ABC Board for all their hard work and welcomed Ms. Walls to the community.

Council member Henkel commented he is sure the store will be a success. Profits will help keep property taxes low, help schools and non-profit organizations as allocated by Town Council.

Council member Bryant commented that he is optimistic that the store will help stimulate additional growth in our economy.

CONSENT AGENDA: *Items on the Consent Agenda are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

ITEM 9. APPROVE AGENDA BRIEFING MINUTES OF OCTOBER 10, 2016

ITEM 10. APPROVE CLOSED SESSION MINUTES OF OCTOBER 10, 2016

ITEM 11. APPROVE REGULAR MEETING MINUTES OF OCTOBER 13, 2016

ITEM 12. APPROVE CLOSED SESSION MINUTES OF OCTOBER 13, 2016

ITEM 13. CONSIDER APPROVAL OF CHANGE ORDER NO. 4 FOR 2015 STREET IMPROVEMENT PROJECTS

ITEM 14. CONSIDER APPROVAL OF TOWN POLICY #47 TITLED: "POLICY GOVERNING USE OF TROUTMAN ESC PARK PAVILION"

ITEM 15. CONSIDER AMENDING THE TOWN OF TROUTMAN SCHEDULE OF FEES

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, approved Consent Agenda items as presented.

(Copied in full, Change Order and Schedule of Fees is attached to and made part of these minutes and is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

(Copied in full, Policy #47 is filed in the Town of Troutman Policy Manual and is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

NEW BUSINESS

ITEM 16. PRESENTATION OF TOWN OF TROUTMAN 2015-2016 BUDGET YEAR AUDIT,

(Kari Dunlap, CPA-Martin Starnes and Associates)

Ms. Kari Dunlap, CPA-Martin Starnes and Associates presented the Town's 2015-2016 budget year audit report through a Power Point presentation highlighting that the Town received an Unmodified Opinion on the financial, meaning a good clean audit, and that staff was very cooperative, expressing special thanks to the Town's Finance Director Steve Shealy. At the end of the fiscal year the Town's General Fund (primary operating fund) increased by 3%. Revenues (\$2,963,008) increased by approximately \$72,000, and Expenditures (\$2,890,428) increased by approximately \$82,000 from prior year. Total Fund Balance in the General Fund (\$1,280,801) decreased slightly by \$27,420. Total Fund Balance Position in the General Fund decreased slightly from \$1.28 million leaving an Available Fund Balance of \$904,692 due to stabilization by State Statute that increased this year. Available Fund Balance Percentage in down slightly (30.3%) from (35.0%) in 2015; minimum state requirement is 8%. Ms. Dunlap highlighted the Town's top three revenues and expenditures. *Revenues:* 1) Ad Valorem Taxes (\$1,730,378) decreased by \$11,300; 2) Other Taxes and Licenses (\$649,982) increased approximately \$50,000 mainly due to sales tax; and 3) Intergovernmental Revenues (\$366,685) increased approximately \$10,000 mainly due to increase in franchise tax. *Expenditures:* 1) Public Safety (\$1,093,564) increased slightly by \$20,000; 2) General Government Expenditures (\$808,708) increased approximately \$93,000 due to administration expenses; 3) Streets and Public Works (\$483,557) decreased approximately \$26,000 mainly due to operating expenditures decrease for street maintenance.

In the Town's Water and Sewer Fund the Unrestricted Net Position totals \$174,662 (decrease of approximately \$380,000 from prior year); Depreciation Expense \$432,800 (very comparable to prior years increase of \$18,000); and Cash Flow from Operations is \$865,586 (increase of \$380,000) to cover the Town's debt service that totals \$267,000 for 2015.

Council member Troutman asked the source of the increase in the water and sewer fund. Finance Director Steve Shealy stated that it came from an increase in customer base and availability fees paid.

Mayor Young questioned the increase in sales tax. Finance Director Shealy stated that the increase was due to the pick-up in economy and rising sale in general. He expects that the trend will continue this year.

Council member Henkel asked finance Director Shealy if the Town was hurt from the states redistribution of sales tax. Mr. Shealy responded that the Town has stayed about even.

(Copied in full, 2015-2016 Audit Report and Power Point presentation is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 17. REZONING REQUEST (RZ-16-06), FROM SUBURBAN RESIDENTIAL (RS) TO HEAVY INDUSTRIAL (IH), Applicant: Kenneth Teeters; 2.89 Acres Located At 331 Murdock Road, Pin 4742116924, (Erika Martin, Planning Director)

a. Call Public Hearing

Mayor Young opened the Public Hearing

Planning Director Erika Martin presented the request stating that Mr. Kenneth Teeters is requesting rezoning of 331 Murdock Road with intent to build a shipping warehouse. Existing land use in the area is comprised of primarily undeveloped and residentially land uses, along with a scattering of industrial. Current zoning in the area is Suburban Residential or Heavy Industrial.

The future land use plan calls for much of this area to transition to “employment center/light industrial.” Based on existing zoning, Staff and the Planning Board recommend rezoning the property to Heavy Industrial. However, per the Town Council’s discussion at the agenda briefing on Monday, it would also be consist with our future land use plan to rezone the property to light industrial.

Although, the applicant has stated his intent to build a shipping warehouse numerous uses are allowed in the Heavy Industrial district. Rezoning to Light Industrial would prohibit heavy equipment sales, sanitary landfills, and manufactured home services from locating.

Mayor Young closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)
(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Consistency Statement

Upon motion by Council member Jablonski, seconded by Council member Henkel, and unanimously carried, approved RZ-16-06 is consistent with the 2035 Future Land Use Plan Business and Industrial Development Goal. The rezoning is reasonable and in the public interest because it provides a healthy environment for a diverse mix of business uses that builds upon the area’s economy and strengthens the community.

c. Adoption of Ordinance 21-16 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Light Industrial (IL)”

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, approved adoption of Ordinance 21-16 titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Light Industrial (IL)”.

(Copied in full, Ordinance 21-16 is filed in Ordinance Book 8, Page 122)

(Copied in full, Ordinance 21-16, rezoning application, staff report, certification of Planning Board action, adjacent property owners letter and addresses, current zoning map, existing land use map, future land use map, is filed on CD titled: “Town Council Supporting Documents” dated November 7th and November 10th, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 18. PRELIMINARY PLAT APPROVAL FOR STREAMWOOD CONSERVATION CLUSTER,
(Martin)**

Planning Director Erika Martin presented the following Staff comments:

The remainder of Streamwood (approximately 370 acres) was conditionally rezoned in February 2013. The purpose of this item is to allow the Town Council to review the plat to insure compliance with conditions imposed by the Town. The Planning and Zoning Board recommend approving the preliminary plat contingent upon Staff’s determination that the ordinance has been met. Since the Planning Board’s meeting the developers have provided a comprehensive view of the project to show overall street connectivity and open space locations, submitted a traffic impact analysis to the Town and NCDOT, noted that sidewalks will be required on one side of the street, and noted that the amenity center will be constructed prior to release of the 200th Certificate of Compliance. Staff has verified lot sizes and open space calculations. Specific open space types, landscaping, land clearing, proposed right of way dedication, sidewalk and trail connections, stream buffers, utility provisions, and numerous other details will be produced in the construction documents following approval of the preliminary plat. Therefore, Staff recommends approval.

Upon motion by Council member Henkel, seconded by Council member Troutman, and unanimously carried, Preliminary Plat for Streamwood Conservation Cluster was approved.

Upon motion by Council member Henkel, seconded by Council member Bryant, and unanimously carried, Streamwood Development Phase 2 Final plat be returned to Council for consideration along with TIA study for further discussion before official recording of the final plat.

Planning Director commented that since the TIA is a condition of approval of the final plat, she feels it would be within the Council purview to review the TIA and asked the developer questions, but Council cannot add any conditions.

Council member Bryant commented that he feels it would be helpful to review the final documents to reassure existing residents of their major concerns of traffic and safety issues; and it would also be beneficial to new residents.

(Copied in full, preliminary plat is attached to and made part of these minutes; staff report and preliminary plat is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 19. TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO), REGARDING MINI STORAGE, (TA-16-07), (Erika Martin, Planning Director)

a. Call for a Public Hearing

Mayor Young opened the Public Hearing

Planning Director Erika Martin presented the proposed text amendment by first commenting that the next three agenda items are related. First, the Town Council will consider the text amendment to allow mini storage in the Highway Business (HB) district. If the text amendment is approved, the Town Council will consider annexing property located at 111 Westmoreland Road (Agenda Item 20). If the annexation is granted, the Town Council must convert the property from Iredell County zoning to Town of Troutman zoning (Agenda Item 21). Ms. Martin stated that the Town's Land Use Plan recommends conversion to Highway Business. The proposed text amendment would allow mini storage with a standard zoning permit in the Highway Business district, create separation requirements for mini storage in the Highway Business districts, and would limit usage of the storage bays to dead storage. Mini storage in industrial districts would not have a distance separation, but mini storage in the highway business district would be required to be a minimum of one mile away from other such facilities regardless of district. A map was displayed via Power Point illustrating 1 mile buffers between existing and proposed mini storage locations. Staff and the Planning Board recommend the text amendment as presented.

Mr. John Kindley, Real Estate Broker of 111 Westmoreland Road spoke in favor of the text amendment stating that the proposed use for 111 Westmoreland Road is for retail mini storage for residential type use, and typically needs to be in the Highway Business area for the convenience of residential areas.

Mr. Mark Robinson, partner of Landmark Self-Storage and potential purchaser of the property located at 111 Westmoreland Road, addressed Council in favor of the text amendment. In advising of the proposed use of a 9600 sq. ft. mini storage facility, he stated that his intent is to be a good neighbor to the Town and community. The facility will bring the town tax revenue; there will be no light or noise pollution; substantial buffers between residents and the facility; and there would be limited traffic and safety concerns.

Mayor Young asked Mr. Robinson the number of units proposed. Mr. Robinson responded approximately 521 units.

The following adjacent and surrounding property owners of 111 Westmoreland Road spoke against the proposed text amendment:

Mr. Lawrence Gowens voiced concerns of light pollution, increase in traffic, traffic safety issues, and potential crime.

Mr. Zachary Suggs voiced concerns of home and property depreciation.

Mr. Jeffrey McCurry voiced concerns of home and property depreciation.

Ms. Vickie Klutz voiced concerns of increase in traffic, and traffic safety issues

Mr. John Kindley addressed concerns of a mini storage facilities decreasing property values stating that million dollars homes are now being constructed adjacent to the mini storage facility that he built on Bluefield Road, Mooresville in 2008.

Mr. Ernest Pruitt, current property owner of 111 Westmoreland Road addressed Council giving a brief history of past attempts to rezone the property through Iredell County, and gave explanation as to why the property would not work as a residential development. He commented that the property will be developed and mini storage is a great alternative to the need of balancing growth between residential and commercial.

Mayor Young declared the Public Hearing closed.

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Consider Adoption of Consistency Statement

Council member Henkel made a motion approving that TA-16-07 is consistent with the 2035 Future Land Use Plan Business and Industrial Development Goal. The amendment is reasonable and in the public interest because it provides a healthy environment for a diverse mix of business uses that builds upon the area's economy and strengthens the community. **Motion failed due to lack of a second.**

c. Adoption of Ordinance 22-16 Titled: *"An Ordinance Amending The Town Of Troutman Unified Development Ordinance"*

Due to the motion to adopt the consistence statement failing, adoption of Ordinance 22-16 was not considered.

(Copied in full, proposed Ordinance 22-16 is filed in Ordinance Book 8, Page 123)

(Copied in full, proposed Ordinance 22-16, staff report including text amendment verbiage, certification of Planning Board action, public hearing notice is filed on CD titled: "Town Council Supporting Documents" dated November 7th, and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 20. ANNEXATION (NON-CONTIGUOUS) (AX-16-03), Pruitt Development Corporation, 111 Westmoreland Road, PIN 4659274254, 10.6 acres, *(Martin)*

Applicant withdrew annexation request due to text amendment TA-16-07 not being approved.

(Copied in full, Ordinance 23-16 is filed in Ordinance Book 8, Pages 124-126)

(Copied in full, Ordinance 23-16, staff report, petition of annexation, property map, and public hearing notice is filed on CD titled: "Town Council Supporting Documents" dated November 7th, and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 21. REZONING REQUEST, (RZ-16-07), FROM IREDELL COUNTY RURAL AGRICULTURE (RA) TO TOWN OF TROUTMAN HIGHWAY BUSINESS (HB), Applicant: Pruitt Development Corporation, 111 Westmoreland Road, PIN 4659274254, 10.6 acres, *(Martin)*

Applicant withdrew rezoning request due to the text amendment not being approved.

(Copied in full, proposed Ordinance 24-16 is filed in Ordinance Book 8, Page 127-128)

(Copied in full, proposed Ordinance 24-16, staff report, certification of Planning Board action, adjacent property owners letter and addresses, current zoning map, existing land use map, future land use map, Iredell County future land use plan is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 22. AWARDING OF GREENWAY BID CONTRACTS, *(Martin)*

South Iredell High School (SIHS) Greenway-EB5530; and Richardson Greenway-North Gap-EB5532

Planning Director Erika Martin requested Council's approval of two bid contracts contingent upon NCDOT's approval awarding the first contract to Country Boy in the amount of \$419,086 for EB-5530, which is the greenway to South Iredell High School; and the second contract be awarded to Bell Construction in the amount of \$289,843 for EB-5532, which is the Richardson greenway gap connector.

Upon motion by Council member Jablonski, seconded by Council member Troutman, and unanimously carried, approved to award bid contracts as stated above, contingent upon NCDOT's approval.

(Copied in full, EB5530 and EB5532 bid tabulations is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 23. TROUTMAN SOUTHWEST BYPASS, *(Martin)*

a. Review Technical Memorandum

Planning Director Erika Martin stated that the Town and CRTPO have received numerous negative comments regarding the proposed southwest bypass. A technical memo produced by a consultant for CRTPO determined that relief is needed for vehicular traffic on Hwy 21 and that the southwest bypass would ease current and future traffic congestion. Alternatives and the Town's future land use plan were not studied as part of the model. Therefore, Staff and the Planning Board recommend the study of alternatives through assistance from CRTPO. Per Council's agenda briefing discussion on Monday, Staff has prepared a letter from the Town Council to the MPO requesting further study, noting the town will continue to require right-of-way dedication on existing facilities, but will not require dedication for new connections of the bypass until a preferred solution can be determined.

b. Approval of Recommendation to Charlotte Regional Transportation Planning Organization (CRTPO)

Upon motion by Council member Jablonski, seconded by Council member Troutman, and unanimously carried, approved to request additional study including alternatives to the Southwest Bypass by the CRTPO.

(Copied in full, staff report, Troutman Bypass Analysis, and letter of request to MPO is filed on CD titled: "Town Council Supporting Documents" dated November 7th and November 10th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 25. COMMENTS FROM MAYOR AND TOWN COUNCIL

Mayor Young

- Commented that he appreciates all that are present and provided comments this evening. There is the challenge of balancing growth in our Town and as a community we need to continue think about how we are going to grow and that there are opportunities periodically when the public can provide input on the Town's Future Land Use Plan. He encouraged the public to take those opportunities and to continue to engage with staff and Council and how we want to develop our community.
- Commented that council and staff should always be aware of how to interact with people in the community. To behave in a respectful and professional manner, and be aware that council and staff is always in the spotlight. He expressed appreciation for cooperation in that manner.
- Commented that in honor of Veterans Day, let a Veteran know how much they are appreciated by thanking them for their service.

Council member Jablonski

- Announced that the Troutman Grange held a breakfast last Saturday in honor of community Veterans at Holy Trinity Lutheran Church and the Veterans were very much appreciative.

ITEM 26. COMMENTS FROM INTERIM TOWN MANAGER

Interim Town Manager Justin Longino

- Announced that there are 45 vendors signed up for the Craft Show this Saturday in the Park. Craft show time is 10am – 4pm.
- Informed Council that he attended the Local Government Workshop at the School of Government in Chapel Hill the last two days, and will be driving back to Chapel Hill in the morning for the last day of the workshop. He thanked Council for allowing him to attend commenting that the experience has been very beneficial.

ITEM 27. HOLD CLOSED SESSION PURSUANT TO NC GENERAL STATUTE PURSUANT TO NC GENERAL STATUTE 143-318.11(a)(4) TO DISCUSS ECONOMIC DEVELOPMENT

Mayor Young called for a closed session pursuant to NC General Statute 143-318.11(a)(4) to discuss economic development.

Upon motion by Council member Troutman, seconded by Council member Bryant, and unanimously carried, approved to hold a closed session pursuant to NCGS 143-318.11(a)(4) to discuss economic development.

Mayor Young opened the closed session.

In attendance along with the Town Council Interim Town Manager, Justin Longino; Town Attorney, Gary Thomas; Town Clerk, Kimberly Davis; Finance Director, Steve Shealy; Planning Director, Erika Martin

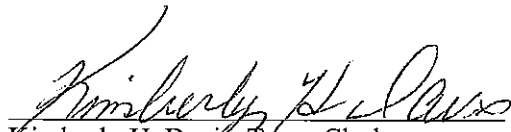
****Minutes of Closed Session Have Been Sealed Until Public Inspection Will No Longer Frustrate The Purpose Of The Closed Session****

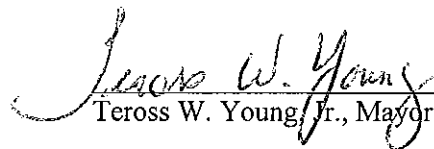
Reconvene Open Session

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, approved to close the close session and reconvene the open session.

ITEM 28. ADJOURNMENT

Upon motion by Council member Troutman, seconded by Council member Bryant, and unanimously carried, the November 10, 2016 Town Council meeting was adjourned at 8:45 pm.


Kimberly H. Davis, Town Clerk


Teross W. Young, Jr., Mayor

